City of Culver City

courtesy notification

City Council Agenda Action Item
Proposed 3-Unit Townhome Development
4241 Duquesne Avenue

The City Council is pleased to provide you a courtesy notice regarding:

WHO: Work Plays Architects (Applicant)/Brock Wylan (Property Owner)

WHAT: An exception to a subdivision design standard (CCMC Section 15.10.700.C) requiring lot frontage along a dedicated public street or access to same via a certain sized “stem” of a “flag lot” as part of the March 9, 2016, Planning Commission approved Administrative Site Plan Review (ASPR) and Tentative Parcel Map (TPM), allowing development of a 3-Unit Townhome Style Subdivision. On March 9, 2016, the Planning Commission also recommended that the City Council approve the exception noted above.

Project Location: 4241 Duquesne Avenue, Culver City, CA 90232 (see attached project Site Map)

Case No.: Administrative Site Plan Review, P2015-0122-ASPR and Tentative Parcel Map, P2015-0122-TPM

Zoning: Medium Density Multiple-Family Residential (RMD)

General Plan: Medium Density Multiple Family

WHERE: City Hall – Mike Balkman Council Chambers
9770 Culver Boulevard, Culver City, CA 90232

WHEN: Monday, May 9, 2016, at 7:00 PM

WHY: The purpose of the Public Meeting is for the City Council to review the proposed exception to the subdivision ordinance. All members of the public are welcome to attend and participate in the public meeting.

CEQA: Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption Class 3 – New Construction or Conversion of Small Structures was adopted by the Planning Commission on March 9, 2016, which determined that the project will not have a significant adverse impact on the environment. The exception is within the scope of the adopted Categorical Exemption (CE) and the circumstances under which the (CE) was prepared have not significantly changed and no new significant information has been found that would impact the CE, and therefore no new environmental analysis is required.

More Info: The City Council Staff Report will be available for viewing on the City’s website on or after May 4, 2016, at www.culvercity.org/agendas, or at the City Hall Planning Division. Persons unable to attend the meeting but who wish to submit comments may do so to the attention of Jose Mendivil, Associate Planner by any of the following means BEFORE 5:30 PM on May 9, 2016:

1. By LETTER to Planning Division at Culver City City Hall, Planning Division, 9770 Culver Blvd., Culver City, CA 90232
2. By FAX at 310-253-5721
3. By E-MAIL to jose.mendivil@culvercity.org
4. By Phone, at (310) 253-5757

You may sign up for the City’s E-Mail Notification System by logging on to www.culvercity.org or calling the City Clerk’s Office at 310-253-5851.” A USPS notification system is also available. They are both FREE!

Notice Mailed on April 25, 2016.
Administrative Site Plan Review and Tentative Parcel Map
Three Unit Townhome Style Project

Source: CDD/Planning Division
Map Created: 02/15/2016
Meeting Date: 05/09/16

P2015-0122-ASPR and
P2015-0122-TPM